

NO TRANSFER  
TAX PAID

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## WARRANTY DEED

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That I Madeleine M. Ouellette, of Waterville, County of Kennebec, State of Maine.

In consideration of One Dollar and Other Considerations paid by Priscilla M. Cote, of Allenstown, County of Merrimack, State of New Hampshire whose mailing address is 18 Brookside Trailer Park, Allenstown, New Hampshire, the receipt whereof I do hereby acknowledge, to hereby give, grant, bargain, sell and convey unto the said Priscilla M. Cote her heirs and assigns forever,

Being Lots 162 and 163 according to plan of lots at Cool Street Heights belonging to A.F. Hutchinson Land Co., Inc. Said plan being made by W.E. Branch, Surveyor, dated June 8, 1921 recorded in Kennebec County Registry of Deeds.

For source of title reference is made to Warranty Deed of Leonel Ouellette to Carmella A. Rossignol dated September 30, 1985, recorded in Kennebec County Registry of Deeds, Book 2868, Page 127.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at an iron rod in the northeasterly corner of Lot 181 according to plan of Cool Street Heights made by Ernest W. Branch and dated June 8, 1921, recorded in Kennebec Registry of Deeds; thence running easterly along the northerly line of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette 242 feet to an iron pin on the northerly side of a maple tree; thence southerly 258 feet to an iron pin in the northerly line of Lot 139 according to said plan; thence westerly along the northerly line of said Lot 139, and across the northerly end of Lowell Street, and along the northerly line of Lots 162, 163 and 164 according to said plan, and a short distance on the jog on Lot 180 according to said plan; thence northerly along the easterly line of said Lot 180 and across the easterly end of Hughey Street on said plan and along the easterly line of Lot 181 on said plan, a total northerly distance of 198.64 feet to the point of beginning, containing 1.15 acres. Reference is hereby made to the above-mentioned plan for more particular location and description of the land hereby conveyed.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the southeast corner of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette; thence in a northerly direction along the east bound of land of June A. Karter 85.7 feet to a point; thence in an easterly direction

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50 feet, more or less, to a point; thence in an southerly direction and paralleled to June A. Karter's east boundary to the north line of Yeaton Street; thence west along Yeaton Street 50 feet to the point of beginning.

For source of title see warranty deed from Madeleine M. Duellette and Leonel J. Duellette to Carmella A. Rossignol dated September 30, 1985, recorded in Kennebec County Registry of Deeds, Book 2868, Page 129.

~~This conveyance is subject to a Life Estate to the Grantor  
Madeleine M. Duellette.~~

For source of my title is by warranty deed from Carmelle A. Rossignol dated May 31, 1996, and recorded in the Kennebec County Registry of Deed, which is being recorded on the same date.

To have and to hold the aforesaid and bargained premises, with all the privileges and appurtenances therof, to the said Priscilla M. Cote, her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Madeleine M. Duellette hereunto set my hand and seal the thirty-first (31) day of the month of May A.D. 1996.

Signed, Sealed and Delivered  
in presence of

Madeleine M. Duellette

State of Maine, County of Kennebec, May 31, 1996.

Then personally appeared the above named Madeleine M. Duellette and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

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